

DAGGETT COUNTY REDEVELOPMENT AGENCY

Resolution No. 11-23

A RESOLUTION APPROVING AND ADOPTING AN OFFICIAL PROJECT AREA PLAN FOR THE *DUTCH JOHN COMMUNITY DEVELOPMENT PROJECT AREA*.

WHEREAS pursuant to the provisions of the Utah Community Development and Renewal Agencies Act (the "Act"), specifically Utah Code Annotated ("UCA") § 17C-4-101, the Daggett County Redevelopment Agency (the "Agency") adopted a resolution calling for and authorizing the preparation of the Draft Community Development Project Area Plan for the Dutch John Community Development Project Area (the "Draft Plan" and "Project Area," respectively); and

WHEREAS the Draft Plan having been prepared for the Project Area pursuant to UCA § 17C-4-102 & -103, the Agency held a duly noticed public hearing pursuant to UCA § 17C-4-102(1)(d) to allow public comment on the Draft Plan as to whether it should be revised, approved, or rejected; and to receive all written and hear all oral objections to the Draft Plan; and

WHEREAS having received and heard all commentary on and objections to the Draft Plan submitted for its consideration, the Agency has passed upon such objections as it has received and/or has made such modifications and amendments to the Draft Plan as it deems appropriate, if any.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DAGGETT COUNTY REDEVELOPMENT AGENCY AS FOLLOWS:

SECTION 1 LEGAL DESCRIPTION.

§ 1.1 The boundaries of the Project Area are delineated on the Project Area Map and Legal Description included in the Draft Plan and incorporated herein by this reference.

SECTION 2 AGENCY PURPOSES AND INTENT WITH RESPECT TO THE PROJECT AREA.

The purpose and intent of the Agency with respect to the Project Area are as follows:

§ 2.1 To satisfy the purposes of the Act, as defined therein, by encouraging, promoting, and providing for community development within the Project Area, as well as the provision of other improvements that benefit the community;

§ 2.2 To increase the tax base of Daggett County, Utah (the "County") as well as help promote and establish a mixed-use, self-sustaining residential and commercial community within the County's boundaries so as to improve both the economic opportunities and the quality of life for all of its citizens;

§ 2.3 To promote, encourage, and bring to fruition within the Project Area the development contemplated by the Draft Plan which includes infrastructure improvements and incentives for residential and commercial development that will be located in an area the County has been encouraging for development in order to provide employment opportunities and permanent residence opportunities to County residents;

§ 2.4 To stimulate the economy of the County and the surrounding area; and

§ 2.5 To take any or all additional steps which may be appropriate or necessary to promote or further the aim of improving the Project Area and the surrounding community.

SECTION 3 DESIGNATION, ADOPTION, AND INCORPORATION OF THE PLAN.

§ 3.1 The Draft Project Area Plan for the Dutch John Community Development Project Area attached hereto as **EXHIBIT A** is hereby designated the *Official Community Development Project Area Plan for the Dutch John Community Development Project Area* (the "Official Plan"), and is incorporated herein by this reference.

§ 3.2 The Agency hereby officially approves and adopts the Official Plan for the Dutch John Community Development Project Area.

SECTION 4 REQUIRED FINDINGS.

§ 4.1 The Official Plan serves the public purpose of encouraging, promoting and providing for community development within the Project Area as authorized by law.

§ 4.2 Implementation of the Official Plan shall benefit residents of the County by encouraging development that will provide an enhanced tax base, employment opportunities, and other community benefits, as shown by the public benefit analysis included as a part of the Official Plan.

§ 4.3 The adoption and execution of the Official Plan is economically sound and feasible.

§ 4.4 The Official Plan conforms to the Daggett County General Plan.

§ 4.5 Implementation of the Official Plan will promote the public peace, health, safety, and welfare of the County of Daggett.

SECTION 5 SUBMISSION OF THE OFFICIAL PLAN TO THE DAGGETT COUNTY COMMISSION FOR ADOPTION BY ORDINANCE.

§ 5.1 Pursuant to UCA § 17C-4-105, the Agency Board hereby submits the Official Plan to the Daggett County Commission (the "County Commission") for review and adoption.

SECTION 6 RECORDING AND TRANSMITTAL.

§ 6.1 Pursuant to UCA §§ 17C-4-106(5), the Agency Staff is hereby directed to make the adopted Official Plan available to the general public at its offices during normal business hours.

§ 6.2 Pursuant to UCA §§ 17C-4-107, the Agency Staff is hereby directed and authorized to take the following actions within 30 days after adoption of the Official Plan by the County Commission:

- a/ record with the Daggett County Recorder a document containing a description of the land within the Project Area, a statement that the Official Plan for the Project Area has been adopted, and the date of its adoption by the County Commission;
- b/ transmit a copy of the description of the land within the Project Area and an accurate map or plat indicating the boundaries of the Project Area to the Automated Geographic Reference Center created under UCA § 63F-1-506;
- c/ transmit a copy of the description of the land within the Project Area, a copy of the County Commission ordinance adopting the Official Plan, and a map or plat indicating the boundaries of the Project Area to each of the following: (i) the Daggett County Auditor, Assessor, Recorder, Attorney, and Surveyor; (ii) the officer or officers performing the function of auditor or assessor for each taxing entity, if any, that does not use the county assessment roll or collect its taxes through the county; (iii) the legislative body or governing board of each taxing entity; (iv) the State Tax Commission; and (v) the State Board of Education.

SECTION 7 EXECUTION OF THE PLAN.

§ 7.1 Following adoption of the Official Plan by the County Commission, the Agency shall proceed to carry out the Official Plan.

§ 7.2 The Agency Staff is hereby directed and authorized to take all such actions as necessary to effectuate the purposes and aims of this resolution.

SECTION 8 EFFECTIVE DATE

§ 8.1 This Resolution shall take effect upon its adoption.

APPROVED AND ADOPTED this September 7, 2011.


 Daggett County
 Attest:
 Development Agency
 Secretary

Bluby Mikee

Jerry English

 Chair

EXHIBIT A

Project Area Plan

DUTCH JOHN COMMUNITY DEVELOPMENT PROJECT AREA

Official Project Area Plan

*Adopted by the Daggett County Redevelopment Agency
Board on September 7, 2011*

Prepared by

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ATTORNEYS AT LAW

for the

DAGGETT COUNTY REDEVELOPMENT AGENCY

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Executive Summary

The Daggett County Redevelopment Agency (the "Agency"), following thorough consideration of the needs and desires of Daggett County, Utah (the "County") and its residents, including in particular the unincorporated Dutch John community, as well as the County's need and capacity for new development, has carefully crafted this Dutch John Community Development Project Area Plan (the "Plan") for the Dutch John Community Development Project Area (the "Project Area").

This Plan arises after considerable discussion, negotiation and planning with consultants and potential private developers who have studied and analyzed the Project Area. Those developers are or may become participants under contract with the Agency for a significant amount of the property within the Project Area. Initial conversations with, and feedback from, those private developers has convinced the Agency that private development will not occur within the Project Area absent significant public investment from the County and/or Agency. Therefore, one of the primary purposes of this Plan is to promote the development of a mixed-use community within the Project Area through the provision of land, and possibly also through the provision of other development incentives such as planning, infrastructure installation, loans, grants, and development cost reimbursements.

The Project is undertaken as a community development project pursuant to the provisions of Chapters 1 and 4 of the Utah Community Development and Renewal Agencies Act, Title 17C of the Utah Code Annotated 1953, as amended (the "Act"). The requirements of the Act, including notice and hearing obligations, have been scrupulously observed at all times throughout the establishment of the Project, the Project Area and this Plan.

Section 1 Description of the Project Area

The Project Area consists of the Dutch John town site, including an undeveloped airport site, located in Daggett County, Utah, as depicted on the Project Area map attached hereto as **Appendix A** (the "Project Area Map"). The legal description of the Project Area is attached hereto as **Appendix B**. All of the Appendices attached hereto are incorporated herein by reference. Most of the property within the Project Area is owned by the School Institutional Trust Lands Administration (SITLA), the Agency or the County. A portion of the Project Area consists of the developed Dutch John town site, but most of the property within the Project Area is vacant and undeveloped land that the County acquired from the U.S. federal government under the "Dutch John Federal Property Disposition and Assistance Act of 1998" passed by the U.S. Congress (Public Law 105-326).

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Section 2 Affect of Community Development on the Character of the Project Area

A. Land Uses in the Project Area

Property within the Project Area is currently zoned under six different zoning classifications, as shown on Dutch John Zoning Map attached hereto as **Appendix C**, including the following:

- R-1: Residential (Single Family Dwellings)
- R-2: Residential (Multiple Family Dwellings)
- M-H: Mobile Home
- LI: Light Industrial
- C: Commercial
- MU40: Multiple Use Area

The Agency anticipates that some of the zoning classifications and boundaries may need to shift in order to accomplish the development contemplated by this Plan, while other zoning districts will remain unchanged. The mixed nature of the zoning classifications currently present within the Project Area is consistent with the Agency's plan to develop a mixed-use, self-sustaining community in the Project Area. The zoning classifications within the Project Area will support each element necessary for the development of a self-sustaining community, including residential, industrial, and commercial uses. Accordingly, while the specific boundaries of each zoning classification may shift over time as development occurs, the community development will not adversely affect the existing land uses in the Project Area. Instead, the community development will proceed, in general, according to the land uses already contemplated under the Dutch John Zoning Map.

B. Layout of Principal Streets in the Project Area

A map showing the layout of all streets within the Project Area is attached as **Appendix D**. The existing major streets within the Project Area are: Airport Road, Center, 5th Ave., 4th Ave., 3rd Ave., 2nd Ave., 1st Ave., South Boulevard, Little Hole Road, and Highway 191. In order to accommodate the community development under this Plan, significant number of new roads and streets will need to be constructed. All roads and streets within the Project Area will be improved, upgraded and/or constructed according to site requirements and applicable County regulations. Additional improvements to adjacent streets may be needed to enhance traffic flow and safety and increase the carrying capacity of those streets. The construction of the street improvements will be phased as development occurs within the Project Area.

C. Population Densities in the Project Area

Upon development of the Project Area, the population density within the Project Area will significantly increase, though the Agency is unsure in what amount because of the lack of any significant growth in recent history. Upon full development, the Project Area will likely contain a variety of detached single family and attached single family units including:

traditional single family homes, apartments, condominiums, townhomes and vertical mixed use units. With the expected increase in population, there will be a need for additional employment, retail, entertainment and other commercial facilities to serve the emerging population.

D. Building Intensities in the Project Area

One of the primary objectives of this Plan is to promote a viable, self-sustaining community within the Project Area. To accomplish that goal, this Plan will promote housing and general economic development, including job creation and business development. This will significantly increase building intensities within the Project Area. Because of the unique and unknown nature of the market in the Project Area, the Agency is unsure how much residential, commercial, or other building square footage will be constructed within the Project Area. Generally, non-residential uses contemplated by the Agency include retail, office, manufacturing, light industrial, hotel, motel or resort type uses and mixed-use. The development proposed by this Plan will result in almost entirely in new construction, but the Agency may also encourage the rehabilitation, upgrade or improvement of existing buildings within the Project Area, as appropriate based on the new construction that is likely to occur within the Project Area.

Section 3 Standards That Will Guide Community Development

A. Development Objectives

The development contemplated by this Plan includes the construction of residential and non-residential uses, including the construction and installation of the necessary public infrastructure improvements. The construction, expansion and extension of public infrastructure improvements is necessary to provide a foundation for the mixed-use employment, office, retail, and residential development that the Agency is seeking in the Project Area.

B. General County Design Objectives

Development within the Project Area will be held to high quality design and construction standards and will be subject to (1) appropriate elements of the County's General Plan; (2) applicable County building codes and ordinances; (3) County land use regulations; (4) Agency review to ensure consistency with this Plan; (5) the County's land use code for Dutch John, and (5) the Dutch John Master Plan.

All development and construction within the Project Area will be of a design and materials in harmony with the adjoining area and subject to design review and approval by the Agency pursuant to a participation agreement with the Developer specifically addressing these points.

All development will be accompanied by site plans, development data, and other appropriate material clearly describing the development, including land coverage, setbacks, heights, and any other data required by the County's land use code, including specifically the RC Zone Code, or requested by the County or the Agency.

C. Approvals

The Agency will approve the design and construction documents of all development within the Project Area to ensure that development therein is consistent with this Plan. The County will, according to this request, notify the Agency of all applications or requests for (1) zoning changes; (2) design approval; (3) site plan approval; and (4) building permits within the Project Area. Development within the Project Area will be implemented as approved by the Agency in accordance with this Plan and the County in accordance with County land use ordinances.

Section 4 The Purposes of State Law Will Be Attained by the Community Development Contemplated by the Plan

It is the intent of the Agency, with assistance from the County and in cooperation with one or more consultants and developers, to accomplish the proposed mixed-use development of the Project Area. The result of this Project Area Plan will be the creation of a self-sustaining community in the Project Area. The new development will (a) enhance the County's economic and tax base by increasing the property tax base and taxable sales within the County, and (b) provide employment opportunities to area residents. Thus, as required by state law, the components of the Project provided in this Plan will encourage, promote and provide for community development within the Project Area and the County generally for years to come.

Section 5 This Plan is Consistent with the County's General Plan

A. General Plan Goals and Policies

The County caused to be prepared a Master Plan for the Dutch John Community (the "Master Plan") and the Agency is encouraging finalization and approval. The Master Plan identifies the Agency's goals and objectives for the Project Area, which are consistent with the goals outlined under this Plan. The Master Plan contemplates the development of a full-service, self-sufficient community just as this Plan contemplates the same. The Master Plan, as adopted and, if applicable, amended by the County and/or Agency, is by this reference incorporated into this Plan as if fully set forth in this is Plan. This Plan is, and shall be read to be, consistent in all respects with that Master Plan.

B. Zoning Ordinances

As noted previously, the Project Area currently falls within ten different zoning classifications which collectively permit the development uses contemplated in this Plan. Therefore, this Plan is in harmony with existing zoning ordinances, although rezoning may be required in connection with this Plan. The County and Agency may agree to rezone certain portions of the Project Area in order to respond to changing market conditions or altered desires by the County and its residents with respect to the Project Area. The Agency anticipates some changes to the existing zones and possibly the creation of some overlay zones to specify mixed-use areas or

Resort areas, but does not see any significant changes to the existing zoning classifications other than shifting the boundaries of the current zoning districts, as necessary to adapt to varying market conditions and resident desires with respect to the Project Area.

C. Building Codes

Construction within the Project Area shall comply with the standards set forth in the County's General Plan and with the applicable building codes. The County shall prepare and issue all building permits in connection with the Project so as to ensure that all construction and development within the Project Area is consistent with this Plan, the County's General Plan and all applicable rules and regulations.

Section 6 Description of the Specific Projects That are the Object of the Proposed Community Development

The Agency has identified its goals with respect to Phase I of the Project Area development, but because of the size and nature of the Project, specific developments beyond Phase I within the Project Area have not been concretely identified. However, the final goal is a mixed use residential and non-residential development. The focus of the Plan is the development of a vibrant community where residents can live, work and play.

Consistent with this Plan, Phase I will be a mixed-use development on 16.5 acres located adjacent to the Dutch John town site. The mixed-use development will likely consist of residential, retail, and office units. The Agency is working toward an agreement with a private developer to carry out the development of Phase I.

The market in the Dutch John community is largely untested, which means the Agency and County will need to be flexible in their approach to encouraging development within the Project Area. That being said, the Agency anticipates several potential projects that are or may become the objectives, at least in part, of this Plan, including but not limited to:

- Installation and construction of public infrastructure improvements
- Development and construction of at least one community park in the near future
- Residential housing, including both primary and secondary
- Economic development, including the promotion of tourism, light industrial and/or manufacturing activity, retail, professional, and other commercial uses
- Development of recreational infrastructures and meeting facilities for residents, businesses and visitor groups

The provision of land, tax increment revenues and/or sales tax revenue incentives for specific projects within the Project Area will be conditional on the participant first meeting defined performance obligations under a Participation Agreement to be executed between the Agency and the participant.

Section 7 Selection of Private Developers to Undertake the Community Development

The County has been interested for some time in attracting one or more private developers to the Project Area. However, the Project Area is located in a remote and untested market, so private developers have generally appeared hesitant or altogether unwilling to invest the private capital that will ultimately be necessary for the successful development of the Project Area. The Agency may contract with a master developer for the entire project area, or may instead contract with multiple developers with respect to distinct development projects within the Project Area. Any developer selected by the Agency will be required to develop in accordance with a master plan and site plan as approved by the Agency with respect to the Project Area as a whole, and with respect to distinct sub-development projects within the Project Area.

Potential development partners within the Project Area will be identified by one or more of the following processes: (1) public solicitation, (2) requests for proposals (RFP), (3) requests for bids (RFB), (4) private negotiation, or (5) some other reasonable and reliable method of identification approved by the Agency.

Section 8 Reasons for the Selection of the Project Area

The Agency selected the Project Area for the development contemplated by this Plan for several reasons, including the following:

- Under the “Dutch John Federal Property Disposition and Assistance Act of 1998” (the “Dutch John Disposition Act”) passed by the U.S. Congress (Public Law 105-326), the County became the fee owner of 2,450 acres within or immediately near the Project Area
- The Project Area lies in close proximity to multiple recreational hotspots, including the Flaming Gorge Reservoir and the Green River which are home to some of the best fishing in the world
- The geography of the Project Area lends itself to the community development as contemplated by this Plan
- The residents of the County have expressed a public desire for a self-sustaining development within the Project Area
- The Project Area is currently not self-sustaining, but is instead subsidized through federal monies made available under the Dutch John Disposition Act, but those federal monies will soon run dry

Section 9 Description of the Physical, Social and Economic Conditions Existing in the Area

The Project Area consists of land that is largely undeveloped, with few residents and little economic activity, particularly outside the current Dutch John town site. The development of

the Project Area under this Plan would significantly change and enhance the physical, social and economic conditions of the area.

The County and Agency have attempted in the past to attract developers to develop the Project Area. Those results have been unsuccessful. Although potential developers have been highly favorable toward the location and the County's vision for the Project Area, they ultimately shied away because of, at least in part, the untested and unpredictable market in the Project Area.

The parcels of land within the Project Area are presently underutilized. Current uses have not and cannot be expected to generate a self-sustaining community like the development proposed for the Project Area will provide. More importantly, vacant land within the Project Area does not provide any housing or jobs to County residents, and County or Agency owned land produces no property tax revenues. Development of the Project Area under this Plan will result in increased property tax revenue from privatization of the land, increased use and assessed value of the land, and more job opportunities for County residents.

Section 10 Tax Incentives Offered to Private Entities for Development within the Project Area

The primary incentive to be offered by the Agency under this Plan is subsidized land. As the majority owner of property within the Project Area, the Agency is uniquely positioned to encourage development through offering land incentives to potential residents, commercial tenants, developers, and other tenants.

The Agency may also negotiate and enter into one or more interlocal agreements with the County, School District and possibly other smaller taxing entities to secure receipt of a portion of the property tax increment generated within the Project Area that would otherwise be paid to the School District and those other taxing entities. Collectively, those tax revenues may be used to reimburse the Agency and private developers for a portion of the cost of the public infrastructure improvements, tax incentives, or to provide other development incentives. The primary purpose of any incentives will be to defray the extraordinary infrastructure and site development costs associated with development in the Project Area, and to minimize the risk associated with the untested market in the Project Area.

All incentives provided to private landowners and/or developers, whether through land or tax increment financing, will be performance based and will be offered only according to the terms of a participation agreement that adequately protects the Agency and the taxing entities by ensuring performance by the Participant under the participant agreement. Subject to the provisions of the Act, the Agency may agree to pay for eligible development costs and other items from such tax revenues for any period of time the Agency and the taxing entities may deem appropriate under the circumstances.

The County may also provide development incentives from some or all of the sales tax revenues generated and resulting from the proposed development, if and when sales tax generating development becomes available.

The Agency's long-term objective in developing the Project Area and offering land and tax incentives is to bolster the County's economy and tax base, provide employment opportunities to County residents, and ultimately create a self-sustaining community in Dutch John. The Agency understands that tax increment and future sales tax revenues are best used as a catalyst to facilitate private investment within the Project Area. Without private investment in the development of improvements within the Project Area, the Project Area will not produce any property tax increment or incremental sales tax revenues, and will not become a vibrant or self-sustaining community. All proposed incentives will be evaluated by the Agency in order to best leverage private investment in the Project Area. However, the Agency understands that because of the remote and untested nature of the land within the Project Area, public investment may be required before the Agency can demand private investment.

The proposed or anticipated tax incentives associated with the Project Area are more specifically outlined in the Project Area Budget attached as **Appendix E**.

Section 11 Analysis of the Anticipated Public Benefit to be Derived from the Community Development

The public will realize significant benefits from the development of the Project Area as follows:

A. Beneficial Influences upon the Tax Base of the County

The development, construction, and operation of the proposed development will provide significant benefit to the property tax base and the sales tax base of the County and other taxing entities. Currently, the vast majority of property within the Project Area is vacant, undeveloped, underutilized, and/or underproductive from a sales tax and property tax perspective. The creation of an entire community within the Project Area will substantially increase the property tax base, and the promotion of commercial enterprise within the Project Area will increase the sales tax base as well.

The Community Development will also help alleviate current utility burdens on the Dutch John community and residents. Dutch John residents currently have some of the highest utility rates in the state, and portions of the utility fees are already subsidized from County funds received for the maintenance and administration of Dutch John. The capacity for water and sewer are currently underutilized and a mix of residential, commercial and recreational development will take advantage of available capacity and keep rates from skyrocketing out of control.

1. Sales Tax Base

The Agency currently does not have a concrete understanding of exactly how commercial development will occur within the Project Area. The Agency's first major goal under this Plan

is to promote the construction of owner-occupied residential housing, and possibly some secondary residential housing as well. As the residential housing market expands with new growth, commercial growth will follow quickly behind. Based on current density within the Dutch John area, the Project Area will likely expand to at least 500 residential units upon full build out, which means the Project Area will contain approximately 1100 residents. This residential base will help support business activity that will produce new sales tax revenues for the County.

2. Property Tax Base

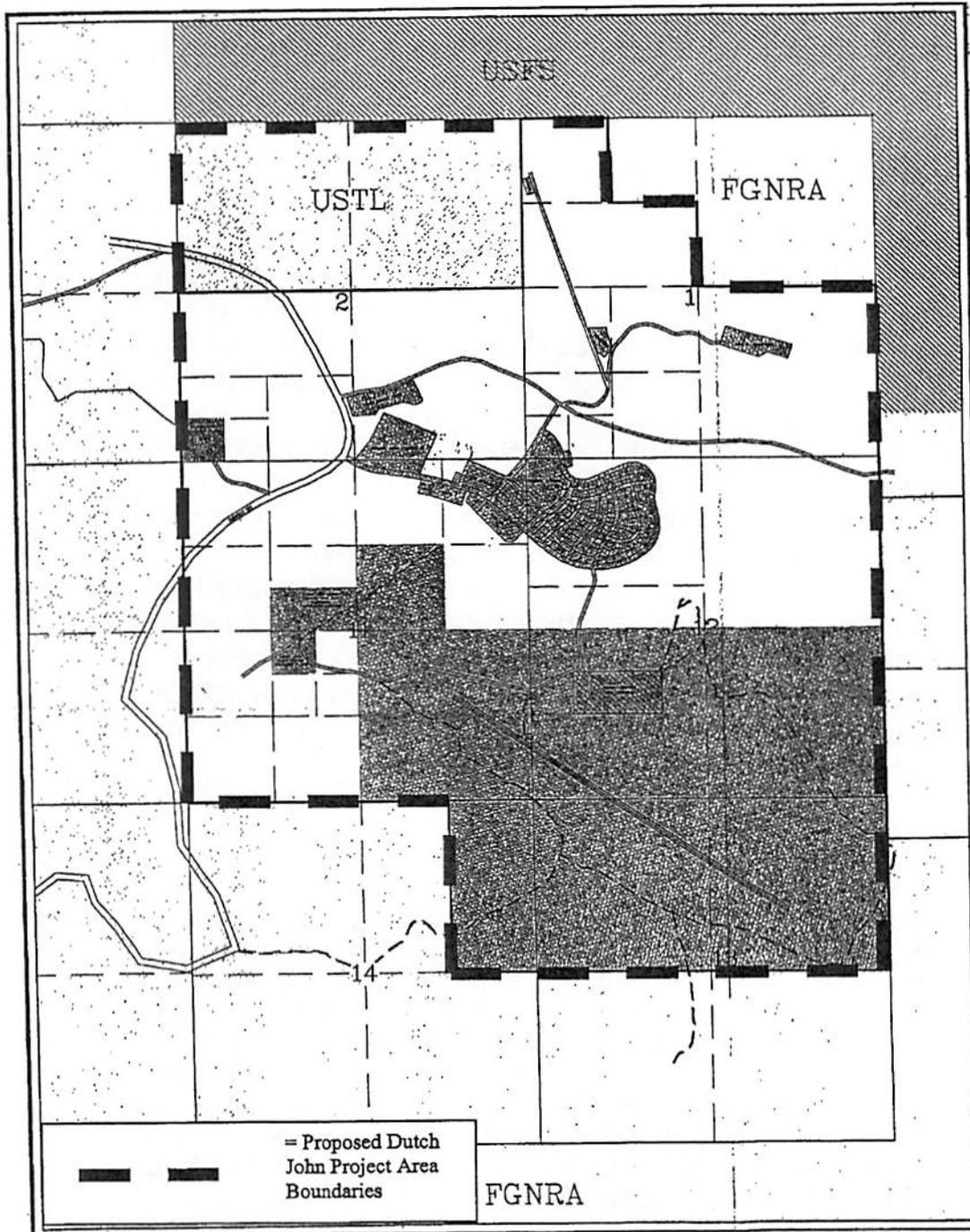
The Agency is not certain how development will proceed in the Project Area, primarily because the Dutch John housing and commercial market is undeveloped and untested. However, from an extremely conservative perspective, the Agency can predict the future property tax base of the Project Area upon full build-out by estimating growth according to existing conditions in Dutch John.

The Dutch John town site currently contains three residential units per acre, within an average taxable value of \$113,063 per unit. Using the same density and taxable value figures for the entire Project Area, upon full build-out the Project Area should contain an increased taxable valuation of at least \$56,531,420. At current tax rates, that increase in the tax base would result in approximately \$160,380 in additional annual property tax revenues for the County alone and \$206,509 for the School District.

B. Associated Business and Economic Activity Likely to be Stimulated

The Agency intends to encourage the development of an entire self-sustaining community within the Project Area based on simple community development and economic principles. The progression of development will likely proceed with residential construction first, followed quickly by commercial development in order to serve the needs of the expanded residential market. The expansion of the commercial industry within the Project Area will create jobs, thus increasing the demand on existing residential housing. This will increase the housing market, which will further increase commercial development. The Agency is merely providing the catalyst to initiate this economic cycle. Therefore, the development of the Project Area will have a positive effect on business and economic activity within the Project Area.

APPENDIX A: PROJECT AREA MAP



APPENDIX B: LEGAL DESCRIPTION OF PROJECT AREA

All of the North ½ of Section 2, Township 2 North, Range 22 East (N1/2 Sec. 2, T2N, R22E)

Section 1, T2N, R22E, SLB&M: ALL OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4), SOUTH HALF OF THE NORTHWEST QUARTER (S1/2 NW1/4), NORTH HALF OF THE SOUTHWEST QUARTER (N1/2 SW1/4), SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4), NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (N1/2 SW1/4 SW1/4), THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4 SW1/4), AND THE SOUTHEAST QUARTER (SE1/4), SECTION 1, T2N, R22E, S.L.B.&M. (AS RECORDED AS A UNITED STATES PATENT IN BOOK 0053 PAGE 0609 IN THE DAGGETT COUNTY RECORDER'S OFFICE NOVEMBER 8, 2000 AND AS DEPICTED ON SHEETS 1 THROUGH 5 OF THAT CERTAIN SET OF MAPS ENTITLED TOWNSITE OF DUTCH JOHN AND PREPARED BY THE U.S. DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT, DATED APRIL 30, 1999, AND RECORDED IN BOOK 51 AT PAGES 393-397 IN DAGGETT COUNTY, UTAH). Including a portion of land depicted as Parcel III as recorded in Book 53 at Pages 728-732 in Daggett County, Utah, described more specifically: THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4 SW1/4) OF SECTION 1, TOWNSHIP 2 NORTH, RANGE, 22 EAST, OF THE SALT LAKE MERIDIAN, UTAH,

Excepting therefrom the following parcel being more particularly described as follows:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 1, THENCE N0°02'23"W 81.80 FEET ALONG THE WEST LINE OF SAID SECTION 1, TO A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY LINE OF THE SIXTH AVENUE AS DEPICTED ON THE HEREIN ABOVE REFERENCED PLAT MAPS OF THE TOWNSITE OF DUTCH JOHN; THENCE THE NEXT THREE (3) COURSES AND DISTANCES ALONG THE RIGHT-OF-WAY BOUNDARY LINE OF SIXTH AVENUE AND NORTH BOULEVARD; NORTHEASTERLY 460.23 FEET ALONG THE ARC OF A 2825.79 FOOT RADIUS CURVE TO THE LEFT (THE CHORD BEARS N31°28'22"E 459.73 FEET), SOUTHEASTERLY 534.37 FEET ALONG THE ARC OF A 512.47 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD BEARS S40°30'46"E 510.49' FEET, THENCE S10°38'26"E 86.32' TO A POINT IN THE SOUTH LINE OF SAID SECTION 1; THENCE S89°54'22"W 587.53 FEET, MORE OR LESS, ALONG SAID SOUTH LINE OF SECTION 1 TO THE POINT OF BEGINNING. CONTAINING 5.84 ACRES, MORE OR LESS, AFTER SAID EXCEPTION.

Also Excepting therefrom any portion of the following described parcel (As recorded as a united states patent in Book 0053 Page 0609 in the Daggett County Recorder's Office November 8, 2000 and as depicted on Sheet 3 of that certain set of maps entitled Townsite of Dutch John and prepared by the U.S. Department of the Interior, Bureau of Land Management, Dated April 30, 1999) depicted as a Telephone Communication Area and described more specifically as follows:

BEGINNING AT A POINT LYING S88°29'56"E 590.82 FEET FROM THE SOUTHWEST (ORIGINAL DESCRIPTION REFERS TO SOUTH"EAST" CORNER OF SAID SECTION 1) CORNER OF SAID SECTION 1, THENCE N10°38'26"W 103.05 FEET, THENCE N11°32'37"W 16.16 FEET, THENCE N77°33'11"E 104.55 FEET, THENCE S17°01'28"E 123.26 FEET, THENCE S79°21'34"W 117.95 FEET TO THE POINT OF BEGINNING;

Also Excepting therefrom any portion of the following described parcel (As depicted on Sheet 3 of that certain set of maps entitled Townsite of Dutch John and prepared by the U.S. Department of the Interior, Bureau of Land Management, Dated April 30, 1999) depicted as a "TV" Communication Area and described more specifically as follows:

BEGINNING AT A POINT LYING S88°29'56"E 590.82 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 1, THENCE N79°21'34"E 117.95', THENCE S02°34'13"W 126.15', THENCE S79°21'34"W 89.12' THENCE N10°38'26"W 103.05' TO THE POINT OF BEGINNING.

Also Excepting Parcels deeded to Ron. B. Campbell (5.19 and 1 acres for storage units) described more specifically:

BEGINNING AT A POINT S78°46'32"E 3115.82' FROM THE WEST ¼ CORNER OF SECTION 1, T2N, R22E, S.L.B.&M. PROCEED S71°30'59"E 325.39', THENCE S80°08'46"W 139.25', THENCE S59°28'01"E 199.55', THENCE N71°49'42"W 592.83' THENCE N18°28'42"E 299.99' TO THE POINT OF BEGINNING. PARCEL CONTAINS 5.1891 ACRES MORE OR LESS. PARCEL ACCESS IS DEPENDENT UPON THE PUBLIC ROAD ROW.

BEGINNING AT A POINT S77°33'52"E 3962.24' FROM THE WEST ¼ CORNER OF SECTION 1, T2N, R22E, S.L.B.&M. PROCEED S74°06'47"E 150.00', THENCE S20°10'17"W 222.98', THENCE N71°49'42"W 310.51', THENCE N59°28'01"E 63.44' THENCE N80°08'46"E 139.25', THENCE N20°10'17"E 103.84' TO THE POINT OF BEGINNING. PARCEL CONTAINS 1.00 ACRES MORE OR LESS. PARCEL ACCESS IS DEPENDENT UPON THE PUBLIC ROAD ROW.

Also Excepting the parcel created for use as the Dutch John Memorial Park (Cemetery) described more specifically:

BEGINNING AT A POINT WHICH BEARS N26°35'07"W 263.75' FROM THE BRASS CAP SET FOR THE SOUTHEAST CORNER OF THE NW ¼ OF THE SW ¼ OF SECTION 1, T2N, R22E, S.L.B.&M., THENCE AROUND THE DUTCH JOHN MEMORIAL PARK BOUNDARY FOR THE FOLLOWING 11 DISTANCE AND BEARING CALLS: N44°59'10"W 84.59', S89°50'09"W 22.67', N19°00'35"W 25.79', N19°02'45"W 388.94', N89°58'56"E 262.73', S34°43'56"W 16.97', S16°44'46"E 250.69', S53°10'20"E 26.46', S22°50'17"W 97.31', S12°17'25"W 33.34', N89°53'42"W 24.03', S44°59'43"W 84.56' TO THE POINT OF BEGINNING. CONTAINS 2.1737 ACRES MORE OR LESS. BASIS OF BEARINGS IS ASSUMED TO BEAR N00°00'39"E BETWEEN THE SE CORNER AND THE NE CORNER OF THE SAID NW ¼ OF THE SW ¼ OF SECTION 1.

Also Excepting the parcel created for use as the Dutch John Corrals described more specifically:

BEGINNING AT A POINT N03°40'32"E 1453.06' FROM THE WEST ¼ CORNER OF SECTION 1, T2N, R22E, S.L.B.&M. PROCEED N73°00'35"E 120.00', THENCE N16°59'26"W 250.00', THENCE S73°00'35"W 120.00', THENCE S16°59'26"E 250.00' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.689 ACRES MORE OR LESS.

Also Excepting any portion of the roadways, alleyways, utilities, easements, and rights-of-ways as described below under the section labeled **Easements, Right-of-Ways, and Reservations**.

Section 2, T2N, R22E, SLB&M: ALL OF THE SOUTH HALF (S1/2) OF SECTION TWO (2), TOWNSHIP TWO (2) NORTH, RANGE TWENTY-TWO (22) EAST, SALT LAKE BASE AND MERIDIAN, DAGGETT COUNTY, UTAH, CONTAINING THREE HUNDRED TWENTY (320) ACRES MORE OR LESS.

Also Excepting therefrom a parcel for use as the Dutch John Wastewater Treatment Plant Facility and described more specifically:

ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4 SW1/4), SECTION 2, T2N, R22E, S.L.B.&M.

Also Excepting therefrom a portion of Parcel #7 for use as a Service Area and described more specifically:

BEGINNING AT A POINT LABELED ON THE TOWNSITE PLAT OF DUTCH JOHN AS A #3 GALVANIZED PIPE IN CONCRETE, SAID POINT BEARS N74°05'44"W 1444.62' FROM THE SOUTHEAST CORNER OF SECTION 2, T2N, R22E, S.L.B.&M., THENCE S23°11'55"W 653.50' TO A POINT LABELED #4 GALVANIZED PIPE IN CONCRETE ON THE DUTCH JOHN TOWNSITE PLAT, THENCE S23°11'55"W 10.16' TO THE NORTH RIGHT-OF-WAY LINE OF THE SAID DUTCH JOHN SOUTH BLVD. AND AROUND A CURVE TO THE LEFT WITH A RADIUS OF 5318', DELTA ANGLE OF 5°04'46", LENGTH OF 471.454'. AND WITH A LONG CHORD BEARING OF N80°03'49"W LENGTH OF 471.20', THENCE N82°36'11"W 70.90' ALONG A TANGENT, THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 1182.00', DELTA ANGLE OF 22°14'37", LENGTH OF 458.88', WITH A LONG CHORD BEARING N71°28'52"W 456.01', THENCE N60°21'11"W 23.17' ALONG A TANGENT, THENCE N38°53'11"E 354.77' TO AN EXISTING PROPERTY SURVEY POINT, THENCE N27°43'18"E 494.11' TO AN EXISTING PROPERTY SURVEY POINT LABELED ON THE DUTCH JOHN TOWNSITE PLAT AS #2 GALVANIZED PIPE IN CONCRETE, THENCE S66°14'38"W 869.51' TO THE POINT OF BEGINNING. CONTAINS 16.212 ACRES MORE OR LESS. BASIS OF BEARINGS IS THE ASSUMPTION THAT THE EAST LINE OF THE SE1/4 SE1/4 BEARS N0°02'10"W.

Also Excepting the four (4) parcels deeded to Trout Creek Flies, LLC described more specifically:

BEGINNING IN THE SW1/4 SE1/4 OF SECTION 2, T2N, R22E, S.L.B.&M. WHICH BEARS S27°56'05"E 320.56' FROM THE NORTHWEST CORNER OF THE SW1/4 SE1/4 OF SECTION 2, THENCE S19°46'33"W 295.00'; THENCE N75°42'55"E 199.66'; THENCE N79°09'47"E 61.00' TO THE POINT OF BEGINNING. BASIS OF BEARINGS IS THE WEST LINE OF THE NW1/4 SE1/4 OF SECTION 2, T2N, R22E, S.L.B.&M. WHICH IS TAKEN FROM THE DUTCH JOHN PLAT DATED 1958 AND ASSUMED TO BEARN00°04.0'W. CONTAINS 1.99 ACRES MORE OR LESS.

BEGINNING AT A POINT IN THE SW1/4 SE1/4 OF SECTION 2, T2N, R22E, S.L.B.&M. WHICH BEARS S27°56'05"E 320.56' FROM THE NORTHWEST CORNER OF THE SW1/4 SE1/4 OF SAID SECTION 2, THENCE N81°54'08"E 61.27'; THENCE S19°46'33"E 354.33'; THENCE S86°57'31"W 62.65'; THENCE N19°46'33"W 348.69' TO THE POINT OF BEGINNING. PARCEL CONTAINS 0.484 ACRES MORE OR LESS. THE BASIS OF BEARINGS IS THE WEST LINE OF THE NW1/4 SE1/4 OF

SECTION 2, T2N, R22E, S.L.B.&M., WHICH IS ASSUMED TO BEAR N00°04'00"W.

BEGINNING AT A POINT IN THE SW1/4 SE1/4 OF SECTION 2, T2N, R22E, S.L.B.&M. WHICH BEARS S37°31'05"E 346.18' FROM THE NORTHWEST CORNER OF THE SW1/4 SE1/4 OF SAID SECTION 2; THENCE N83°54'08"E 92.63'; THENCE S19°46'33"E 275.63'; THENCE S65°55'40"W 20.06'; THENCE S31°55'18"W 89.20'; THENCE N19°46'33"W 354.33' TO THE POINT OF BEGINNING. PARCEL CONTAINS 0.639 ACRES MORE OR LESS.

BEGINNING AT A POINT IN THE SW 1/4 SE 1/4 OF SECTION 2, T2N, R22E, S.L.B.&M. WHICH BEARS S47°27'48"E 417.75' FROM THE NORTHWEST CORNER OF THE SW 1/4 SE 1/4 OF SAID SECTION 2, THENCE N84°58'34"E 33.92', THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1061.52', LENGTH OF 342.33', DELTA ANGLE OF 18°28'38", AND CHORD WHICH BEARS N75°44'15"E 340.85' MORE OR LESS TO THE END OF THE CURVE, THENCE N66°29'56"E 256.24', THENCE S23°30'04"E 344.14', THENCE S57°13'23"W 53.45', THENCE S67°34'24"W 81.44', THENCE N74°51'14"W 169.93', THENCE S76°42'46"W 185.13', THENCE S72°29'09"W 194.55', THENCE N19°33'39"W 258.07' TO THE POINT OF BEGINNING, CONTAINS 4.00 ACRES MORE OR LESS. THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SW 1/4 SE 1/4 OF SECTION 2, T2N, R22E, S.L.B.&M. WHICH IS ASSUMED TO BEAR N89°54'36"W.

Also Excepting any portion of the roadways, alleyways, utilities, easements, and rights-of-ways as described below under the section labeled **Easements, Right-of-Ways, and Reservations.**

Section 11, T2N, R22E, SLB&M: ALL OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4), NORTHEAST QUARTER OF THE NORTHEAST OF THE SOUTHWEST QUARTER (NE1/4 NE1/4 SW1/4), SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (S1/2 NE1/4 SW1/4), SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4), SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4), NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 SW1/4), SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4), NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4), NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4), NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (N1/2 SE1/4 NW1/4), AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4), SECTION ELEVEN (11), TOWNSHIP TWO (2) NORTH, RANGE TWENTY-TWO (22) EAST, OF THE SALT LAKE MERIDIAN, UTAH, AS SHOWN ON SHEETS 1 THROUGH 5 OF THAT CERTAIN SET of maps entitled Townsite of Dutch John and prepared by the U.S. Department of the Interior, Bureau of Land Management, dated April 30, 1999, and recorded in Book 51 at Pages 393-397 in Daggett County, Utah).

Including Parcel IV as recorded in Book 53 at pages 730-731 described more specifically:

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 NE1/4) OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE SALT LAKE MERIDIAN, UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 NE1/4) OF SAID SECTION 11; THENCE S89°45'40"E 1251.66 FEET, MORE OR LESS, ALONG THE NORTH LINE OF SAID SECTION 11 TO A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY LINE OF SIXTH AVENUE AS DEPICTED ON THE HEREIN ABOVE REFERENCED PLAT MAPS OF THE TOWNSITE OF DUTCH JOHN; THENCES SOUTHWESTERLY 370.95 FEET ALONG THE ARC OF A 2825.79 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD BEARS S41°58'28"W 370.68 FEET); THENCE N66°15'23"W 659.16 FEET ALONG THE NORTHERLY RIGHT-OF-WAY BOUNDARY LINE OF DAVIS STREET; THENCE SOUTH 23°43'22"W 393.39 FEET ALONG THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY LINE OF SEVENTH AVENUE; THENCE N74°42'00"W 22.28 FEET ALONG THE NORTHERLY RIGHT-OF-WAY BOUNDARY LINE OF SOUTH BOULEVARD, MORE OR LESS, TO THE SOUTHEAST CORNER OF PARCEL 6, AS DEPICTED ON SAID TOWNSITE OF DUTCH JOHN PLAT; THENCE THE NEXT THREE (3) COURSES AND DISTANCES ALONG THE BOUNDARY OF SAID PARCEL 6; NORTH 23°43'22"E 149.65 FEET, N66°16'01"W 100.08 FEET, S23°38'40"W 164.46 FEET TO A POINT IN THE NORTH BOUNDARY OF SOUTH BOULEVARD; THENCE N74°42'00"W 128.10 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY LINE OF SOUTH BOULEVARD TO A POINT IN THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 NE1/4) OF SAID SECTION 11; THENCE N0°03'30"E 309.21 FEET, MORE OR LESS TO THE POINT OF THE BEGINNING; CONTAINING 5.08 ACRES, MORE OR LESS.

Including Parcel V as recorded in Book 53 at page 731 described more specifically:
A parcel of land being a portion of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 11, Township 2 North, Range 22 East, of the Salt Lake Meridian, Utah, and being more particularly described as follows:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 NE1/4) OF SAID SECTION 11; THENCE NORTH 89°48'48"W 1316.23 FEET ALONG THE

SOUTH LINE OF SAID NE1/4 NE1/4; THENCE N0°03'51"E 691.10 FEET ALONG THE WEST LINE OF SAID NE1/4 NE1/4 TO A POINT IN THE SOUTHERLY BOUNDARY OF PARCEL 5 OF SAID TOWNSITE OF DUTCH JOHN PLAT; THENCE S71°57'44"E 301.36 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 5; THENCE N17°41'07"E 234.01 FEET ALONG THE EAST BOUNDARY LINE OF SAID PARCEL 5 TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY BOUNDARY LINE OF SOUTH BOULEVARD; THENCE EASTERLY 77.86 FEET ALONG THE ARC OF A 1397.40 FOOT CURVE TO THE RIGHT ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY LINE OF SOUTH BOULEVARD (THE CHORD BEARS S72°53'27"E 77.85 FEET) TO THE NORTHWEST CORNER OF PARCEL 4 OF SAID TOWNSITE OF DUTCH JOHN PLAT; THENCE THE NEXT TWO (2) COURSES ALONG SAID WESTERLY BOUNDARY OF PARCEL 4, S29°21'20"W 159.46 FEET, S45°19'48"E 244.25 FEET TO THE SOUTHWEST CORNER OF BLOCK 10 AS SAID BLOCK IS DEPICTED ON SHEET 4 OF 5 OF THAT CERTAIN SET OF MAPS ENTITLED TOWNSITE OF DUTCH JOHN AMENDED BLOCKS 1, 4, 5, 6, 7, 10 AND PARCEL 3, RECORDED IN THE OFFICIAL RECORDS OF DAGGETT COUNTY, UTAH, ON OCTOBER 4, 2000, IN BOOK 53 AT PAGE 555; THENCE THE NEXT FOUR (4) COURSES AND DISTANCES ALONG THE BOUNDARY OF BLOCK 10; S44°42'35" 1.88 FEET, S45°18'27"E 638.17 FEET, S89°56'28"E 103.96 FEET, N44°46'15"E 222.34 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF SOUTH BOULEVARD; THENCE SOUTHEASTERLY 101.65 FEET ALONG THE ARC OF A 5750.94 FOOT RADIUS CURVE TO THE LEFT (THE CHORD BEARS S47°24'50"E 101.65 FEET) TO A POINT OF INTERSECTION OF THE RIGHT-OF-WAY BOUNDARY LINE OF SOUTH BOULEVARD AND THE WEST BOUNDARY LINE OF SECTION 11; THENCE S0°03'30"E 130.43 FEET ALONG THE WEST LINE OF SECTION 11, MORE OR LESS TO THE POINT OF BEGINNING; CONTAINING 11.32 ACRES, MORE OR LESS.

Also Excepting therefrom any portion of Parcel #7 for use as a Service Area and described more specifically:

BEGINNING AT A POINT LABELED ON THE TOWNSITE PLAT OF DUTCH JOHN AS A #3 GALVANIZED PIPE IN CONCRETE, SAID POINT BEARS N74°05'44"W 1444.62' FROM THE SOUTHEAST CORNER OF SECTION 2, T2N, R22E, S.L.B.&M., THENCE S23°11'55"W 653.50' TO A POINT LABELED #4 GALVANIZED PIPE IN CONCRETE ON THE DUTCH JOHN TOWNSITE PLAT, THENCE S23°11'55"W 10.16' TO THE NORTH RIGHT-OF-WAY LINE OF THE SAID DUTCH

JOHN SOUTH BLVD. AND AROUND A CURVE TO THE LEFT WITH A RADIUS OF 5318', DELTA ANGLE OF 5°04'46", LENGTH OF 471.454'. AND WITH A LONG CHORD BEARING OF N80°03'49"W LENGTH OF 471.20', THENCE N82°36'11"W 70.90' ALONG A TANGENT, THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 1182.00', DELTA ANGLE OF 22°14'37", LENGTH OF 458.88', WITH A LONG CHORD BEARING N71°28'52"W 456.01', THENCE N60°21'11"W 23.17' ALONG A TANGENT, THENCE N38°53'11"E 354.77' TO AN EXISTING PROPERTY SURVEY POINT, THENCE N27°43'18"E 494.11' TO AN EXISTING PROPERTY SURVEY POINT LABELED ON THE DUTCH JOHN TOWNSITE PLAT AS #2 GALVANIZED PIPE IN CONCRETE, THENCE S66°14'38"W 869.51' TO THE POINT OF BEGINNING. CONTAINS 16.212 ACRES MORE OR LESS. BASIS OF BEARINGS IS THE ASSUMPTION THAT THE EAST LINE OF THE SE1/4 SE1/4 BEARS N0°02'10"W.

Also Excepting therefrom any portion of the following described Parcel 5:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL SAID POINT LYING S59°18'00"E 131.83 FEET FROM THE CENTER POINT OF SOUTH BOULEVARD AND SEVENTH AVENUE AS SAID CENTER POINT IS DEPICTED ON SHEET 3 OF 5 OF THAT CERTAIN SET OF MAPS ENTITLED TOWNSITE OF DUTCH JOHN AND PREPARED BY THE U.S. DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT, DATED APRIL 30, 1999, AND RECORDED IN BOOK 51 AT PAGES 393-397 IN DAGGETT COUNTY, UTAH; THENCE FROM SAID NORTHEAST CORNER S17°41'07"W 234.01 FEET, THENCE N71°57'44"W 505.27 FEET, THENCE N19°15'10"E 209.92 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY BOUNDARY OF SOUTH BOULEVARD, THENCE ALONG SAID SOUTH BOULEVARD THE FOLLOWING TWO COURSES AND DISTANCES: S74°58'31"E 54.74 FEET AND S74°42'00"E 440.03 FEET TO THE POINT OF BEGINNING.

Also Excepting the parcel deeded to Utah State Parks and Recreation and described more specifically as follows:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTH BLVD. STREET-CURVE #B1 AND WHICH BEARS S76°34'55"W 1499.167' FROM THE BLM BRASS CAP LOCATED AT THE SOUTHEAST CORNER OF SECTION 2, T2N, R22E, S.L.B.&M., THENCE S19°15'12"W 209.92' - 17 FOOT WEST OF THE EXISTING WESTERLY CHAINLINK FENCELINE OF THE U.S.F.S. PARCEL 5, THENCE N76°54'43"W 148.39', THENCE N13°30'20"E 209.02' TO THE

SOUTH RIGHT-OF-WAY LINE OF SOUTH BLVD. STREET, THENCE S76°30'12"E 169.41' ALONG A CHORD OF A CURVE (PART OF CURVE #B1) TO THE POINT OF BEGINNING. CONTAINS 0.764 ACRES MORE OR LESS. BASIS OF BEARINGS IS THE EAST LINE OF THE SE1/4 SE1/4 OF SECTION 2, T2N, R22E, S.L.B.&M. WHICH BEARS N00°02.3'W ON SHEET 1 OF 5 OF THE DUTCH JOHN TOWN SITE SURVEY. THERE IS A COMMON UTILITY AND ROAD RIGHT-OF-WAY FOR POWERLINES AND OTHER UTILITIES ALONG THE NORTH 50' OF THE PARCEL.

NOTE: 17' DISTANCE BETWEEN THIS LOT AND THE FOREST SERVICE TRACT TO THE EAST IS FILL SLOPE AREA THAT LIES WEST OF THE FOREST SERVICE FENCE AND IS 0.08 ACRES OF LAND.

Also Excepting any portion of the roadways, alleyways, utilities, easements, and rights-of-ways as described below under the section labeled **Easements, Right-of-Ways, and Reservations.**

Section 12, T2N, R22E, SLB&M: ALL OF THE NORTHEAST QUARTER (NE1/4), SECTION 12, T2N, R22E, S.L.B.&M. (as recorded as a United States Patent in Book 0053 Page 0609 in the Daggett County Recorder's Office November 8, 2000 and as depicted on Sheets 1 through 5 of that certain set of maps entitled Townsite of Dutch John and prepared by the U.S. Department of the Interior, Bureau of Land Management, dated April 30, 1999, and recorded in Book 51 at Pages 393-397 in Daggett County, Utah).

PARCEL I -

including THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S1/2 S1/2 NW1/4) OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE SALT LAKE MERIDIAN, UTAH.

PARCEL II -

including A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE SALT LAKE MERIDIAN, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (N1/2 S1/2 NW1/4) OF SAID SECTION 12; THENCE S89°59'04"E 2653.62 FEET ALONG THE SOUTH LINE OF SAID N1/2 S1/2 NW1/4; THENCE N0°08'59"W 1972.76 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 12; THENCE S89°56'38"W 1326.17 FEET ALONG THE NORTH LINE OF SAID SECTION 12; THENCE S89°54'22"W 736.78 FEET ALONG THE NORTH LINE OF SAID SECTION 12 TO A POINT IN THE EASTERLY RIGHT-OF-WAY BOUNDARY LINE OF NORTH

BOULEVARD AS DEPICTED ON SHEET 2 OF 5 OF THAT CERTAIN SET OF MAPS ENTITLED TOWNSITE OF DUTCH JOHN, DATED APRIL 30, 1999 AND RECORDED IN THE OFFICIAL RECORDS OF DAGGETT COUNTY, UTAH, IN BOOK 51 AT PAGES 393-397; THENCE THE NEXT NINE (9) COURSES AND DISTANCES ALONG THE NORTH BOULEVARD AND SOUTH BOULEVARD RIGHT-OF-WAY BOUNDARY LINES; S10°38'26"E 130.77 FEET, SOUTHEASTERLY 447.56 FEET ALONG THE ARC OF A 251.48 FOOT RADIUS CURVE TO THE LEFT (THE CHORD BEARS S61°37'32"E 390.79 FEET), N67°23'22"E 575.23 FEET, NORTHEASTERLY 737.19 FEET ALONG THE ARC OF A 336.55 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD BEARS S49°51'47"E 598.40 FEET), SOUTHERLY 256.96 FEET ALONG THE ARC OF A 537.96 FOOT RADIUS CURVE TO THE LEFT (THE CHORD BEARS S00°47'57"E 254.52 FEET, S14°28'59"E 157.48 FEET, SOUTHERLY 647.34 FEET ALONG THE ARC OF A 555.87 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD BEARS S18°52'44"W 611.37 FEET), SOUTHWESTERLY 1553.52 FEET ALONG THE ARC OF AN 1180.92 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD BEARS S89°55'39"W 1443.89 FEET), NORTHWESTERLY 448.22 FEET ALONG THE ARC OF A 5750.94 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD BEARS N50°09'11"W 448.10 FEET) TO A POINT IN THE WEST LINE OF SAID SECTION 12; THENCE S00°03'30"E 130.43 FEET ALONG SAID WEST LINE OF SAID SECTION 12; THENCE CONTINUING ALONG SAID WEST LINE S00°03'30"E 660.11 FEET, MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 56.06 ACRES, MORE OR LESS.

Excepting therefrom any portion of the following described parcel (As recorded as a united states patent in Book 0053 Page 0609 in the Daggett County Recorder's Office November 8, 2000 and as depicted on Sheet 3 of that certain set of maps entitled Townsite of Dutch John and prepared by the U.S. Department of the Interior, Bureau of Land Management, Dated April 30, 1999) depicted as a Telephone Communication Area and described more specifically as follows: Beginning at a point lying S88°29'56"E 590.82 feet from the Southwest (original description refers to south"east" corner of said section 1) corner of said Section 1, thence N10°38'26"W 103.05 feet, thence N11°32'37"W 16.16 feet, thence N77°33'11"E 104.55 feet, thence S17°01'28"E 123.26 feet, thence S79°21'34"W 117.95 feet to the point of beginning;

Also Excepting therefrom any portion of the following described parcel (As depicted on Sheet 3 of that certain set of maps entitled Townsite of Dutch John and prepared by the U.S. Department of the Interior, Bureau of Land Management, Dated April 30, 1999) depicted as a "TV" Communication Area and described more specifically as follows: Beginning at a point lying S88°29'56"E 590.82 feet from the Southwest corner of said Section 1, THENCE N79°21'34"E 117.95', THENCE S02°34'13"W 126.15', THENCE S79°21'34"W 89.12' THENCE N10°38'26"W 103.05' TO THE POINT OF BEGINNING.

Also Excepting any portion of the roadways, alleyways, utilities, easements, and rights-of-ways as described below under the section labeled **Easements, Right-of-Ways, and Reservations**.

Easements, Right-Of Ways, and Reservations

Excepting therefrom any portion of the following described roadways, alleyways, utilityways, easements, and rights of ways.:

ALL STREETS, ROADS, AND ALLEYWAYS INCLUDING THE RIGHTS-OF-WAY THERETO, INCLUDING ALL CURBS, GUTTERS, SIDEWALKS, UTILITIES, FIRE HYDRANTS, STREET LIGHTING AND ANY APPURTENANCES THERETO, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: NORTH BOULEVARD, NORTH CENTER STREET, SOUTH BOULEVARD, SOUTH CENTER STREET, DAVIS STREET, FIRST AVENUE, SECOND AVENUE, THIRD AVENUE, FOURTH AVENUE, FIFTH AVENUE, SIXTH AVENUE AND SEVENTH AVENUE, AND THE ALLYWAY IN BLOCK 3, INCLUDING ANY OTHER UNNAMED STREETS, ROADS OR ALLEYWAYS AS SAID STREETS, ROADS AND ALLEYWAYS ARE DEPICTED ON THAT CERTAIN SET OF MAPS ENTITLED TOWNSITE OF DUTCH JOHN DATED APRIL 30, 1999, AND RECORDED IN THE OFFICIAL RECORDS OF DAGGETT COUNTY, UTAH, IN BOOK 51 AT PAGES 393-397; ALSO AS DEPICTED ON THAT CERTAIN SET OF MAPS ENTITLED TOWNSITE OF DUTCH JOHN AMENDED, RECORDED OCTOBER 4, 2000, IN THE OFFICIAL RECORDS OF DAGGETT COUNTY, UTAH, AT ENTRY NUMBER 020133 IN BOOK 0053 AT PAGE 0558, DAGGETT COUNTY, UTAH.

Subject to any portion of the Permits, Leases, and/or easements as listed in Exhibit C of the United States Patent in Book 0053 Pages 609-616 in the Daggett County Recorder's Office November 8, 2000.

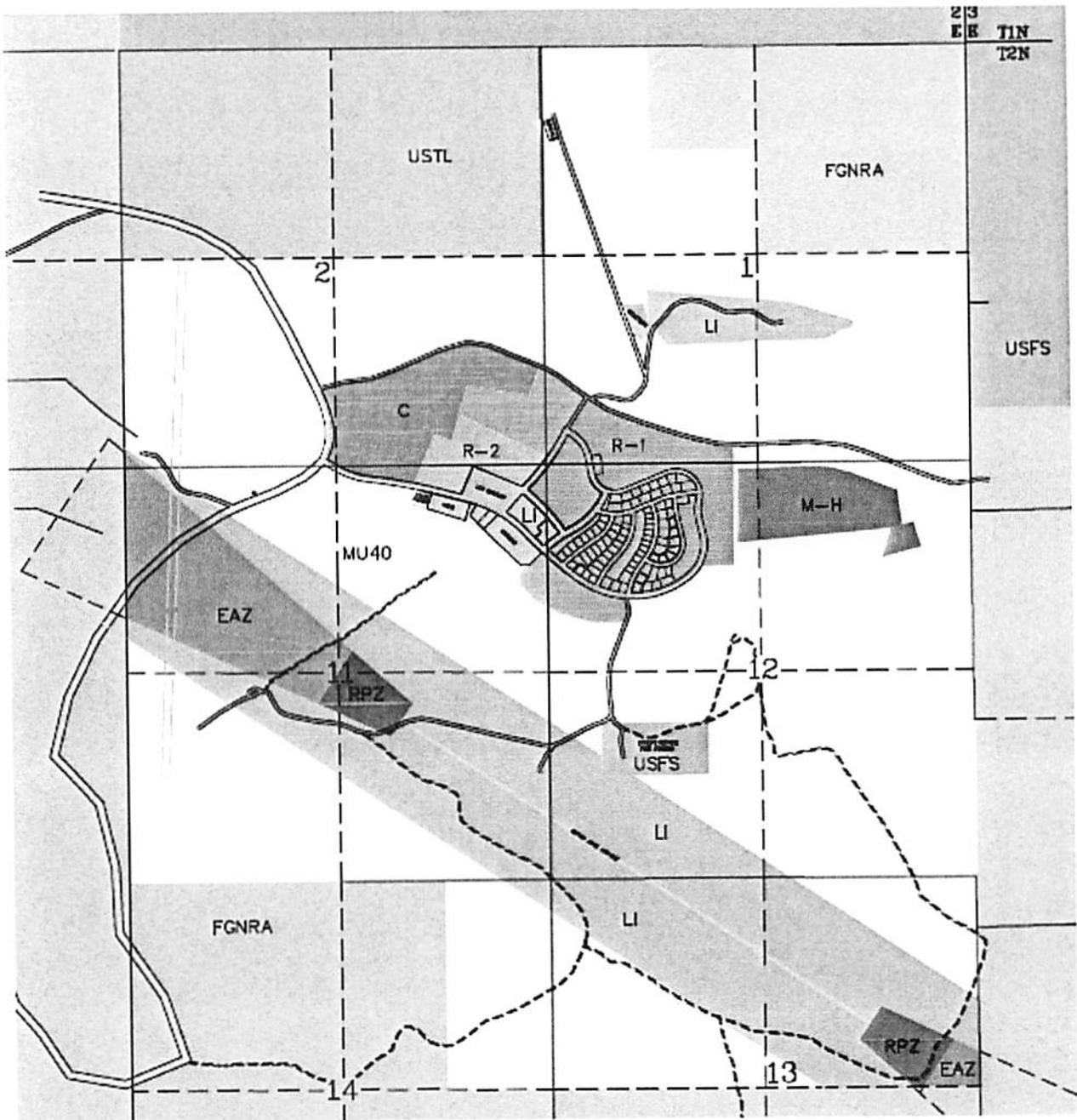
Subject to any portion of the Forest Service, USDA, reserved easements as described in Exhibit D of the United States Patent in Book 0053 Pages 609-616 in the Daggett County Recorder's Office November 8, 2000.

Subject to any and all existing public utility easements as recorded in the official records of Daggett County, Utah from the date of this plat and any easements recorded from the day of this plat to the sale of such property as described in this land transfer plat in the official records of Daggett County, Utah.

Reserving unto the United States all mineral deposits, EXCEPT sand and gravel, in the real property conveyed to the Grantee without limitation, substances subject to the disposition under the general mining laws, the general mineral leasing laws, the Geothermal Steam Act, and to it, its permittees, licensees, lessees, and mining claimants, the right to prospect for, mine and remove the minerals owned by the United States under applicable law and such

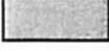
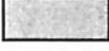
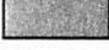
regulations as the Secretary of the Interior may prescribe, including the ingress and egress rights.

APPENDIX C: DUTCH JOHN ZONING MAP



APPENDIX C (cont'd): DUTCH JOHN ZONING MAP (LEGEND)

ZONING MAP LEGEND

	<i>R-1: RESIDENTIAL (SINGLE FAMILY DWELLINGS)</i>
	<i>R-2: RESIDENTIAL (MULTIPLE FAMILY DWELLING)</i>
	<i>M-H: MOBILE HOME</i>
	<i>LI: LIGHT INDUSTRIAL</i>
	<i>C: COMMERCIAL</i>
	<i>MU40: MULTIPLE USE AREA</i>
	<i>FGNRA: FLAMING GORGE NATIONAL RECREATION AREA</i>
	<i>USFS: UNITED STATES FOREST SERVICE</i>
	<i>USTL: UTAH STATE TRUST LAND</i>
	<i>RPZ: RUNWAY PROTECTION ZONE (NO DEVELOPMENT)</i>
	<i>EAZ: APPROACH ZONE (NO DEVELOPMENT)</i>

APPENDIX D: STREET MAP

